

029.0

0003

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

965,600 / 965,600

USE VALUE:

965,600 / 965,600

ASSESSED:

965,600 / 965,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25-27		HARLOW ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GEHLOT SIDDHARTH/ TRUSTEE	
Owner 2:	TREETOP VENTURES REALTY TRUST	
Owner 3:		

Street 1: 100 TOWER OFFICE PARK

Street 2: SUITE 1

Twn/City: WOBURN

St/Prov: MA Cntry: Own Occ: N

Postal: 01801 Type:

PREVIOUS OWNER

Owner 1: 25-27 HARLOW STREET LLC -

Owner 2: -

Street 1: 519 SOMERVILLE AVE #246

Twn/City: SOMERVILLE

St/Prov: MA Cntry:

Postal: 02143

NARRATIVE DESCRIPTION

This parcel contains 5,041 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2643 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms. Basement Macro

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5041		Sq. Ft.	Site		0	80.	1.13	1									456,985						457,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
104	5041.000	503,500	5,100	457,000	965,600		20159
Total Card	0.116	503,500	5,100	457,000	965,600	Entered Lot Size	GIS Ref
Total Parcel	0.116	503,500	5,100	457,000	965,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	365.38	/Parcel: 365.3	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT										Parcel ID	029.0-0003-0017.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	104	FV	503,300	5100	5,041.	457,000	965,400	965,400	Year End Roll			12/18/2019
2019	104	FV	390,100	5100	5,041.	485,500	880,700	880,700	Year End Roll			1/3/2019
2018	104	FV	390,100	5100	5,041.	354,200	749,400	749,400	Year End Roll			12/20/2017
2017	104	FV	388,900	5100	5,041.	308,500	702,500	702,500	Year End Roll			1/3/2017
2016	104	FV	388,900	5100	5,041.	262,800	656,800	656,800	Year End			1/4/2016
2015	104	FV	346,000	5100	5,041.	257,100	608,200	608,200	Year End Roll			12/11/2014
2014	104	FV	346,000	5100	5,041.	211,400	562,500	562,500	Year End Roll			12/16/2013
2013	104	FV	360,200	5100	5,041.	201,100	566,400	566,400				12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
25-27 HARLOW ST	75267-72	1	7/31/2020		1,168,000	No	No					
MACROKANIS CHRI	73779-552		12/6/2019		990,000	No	No					
MACROKANIS CHRI	73779-549		12/6/2019	Family		1	No	No	James Macrokanis dod 10/12/2018			
MACROKANIS CHRI	24563-423		5/25/1994			1	No	No				

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
3/10/2020	350	Renovate	200,000	O						9/9/2020	SQ Mailed	JO	Jenny O	
										1/23/2020	SQ Mailed	MM	Mary M	
										8/19/2017	Inspected	DGM	D Mann	
										8/11/2017	MEAS&NOTICE	HS	Hanne S	
										1/16/2009	Meas/Inspect	336	PATRIOT	
										3/27/2000	Inspected	276	PATRIOT	
										2/18/2000	Measured	263	PATRIOT	
										8/11/1993		MF		

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	20159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	17:50:29
LAST REV	
Date	Time
09/09/20	15:37:55
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

